

48 Blackhill Avenue, Wallsend



## £525 PCM

A stunning flat! This NEWLY REFURBISHED upper flat offers a great standard of accommodation on an UNFURNISHED basis, and is AVAILABLE NOW. There are TWO DOUBLE BEDROOMS, an attractive living room, a REFITTED kitchen and a REFITTED shower room. Decor is all neutral, white painted, and the carpets are grey.

Blackhill Avenue is convenient for road and transport links, the Silverlink and Cobalt are close by and there are medical services nearby too.

Council tax band A, Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322.

## The Property Comprises

### Entrance

UPVc door into entrance lobby, stairs to first floor. Landing with two storage cupboards.

### Living Room

14'7" x 10'5" (4.45 x 3.18) Two UPVc double glazed windows, radiators, newly decorated and carpeted.



### Kitchen

5'7" x 9'6" (1.71 x 2.89) UPVc double glazed window, radiator, and newly fitted with floor and wall units, counters and sink. Appliances; electric hob, oven and extractor hood, washing machine and a fridge/freezer.



### Shower Room

5'6" x 7'6" (1.67 x 2.29) Radiator, newly fitted with a white suite including a shower cubicle.



### Bedroom 1

11'7" x 9'0" (3.54 x 2.75) UPVc double glazed window and radiator. Newly decorated and carpeted. Built in double wardrobe.



### Bedroom 2

10'6" x 12'6" (3.19 x 3.82) UPVc double glazed window and radiator. Newly decorated and carpeted. Built in storage cupboard.



### Externally

There is a fenced and paved area to the front that is shared with the lower flat.

### ARLA

Next2buy limited is an ARLA Licensed Member. Licence No.: M0043763

We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

### Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

### Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm

One month's rent in advance: £350.00

Damage Deposit:£400.00

Total; £750.00 (inclusive of VAT)

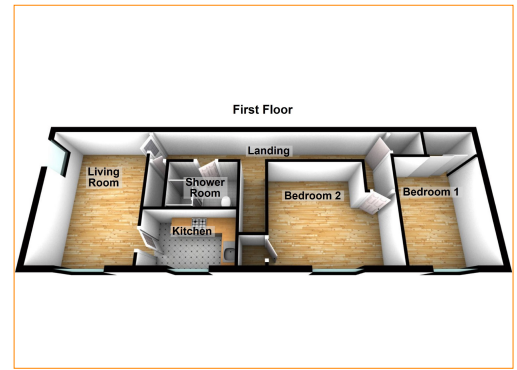
These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.

The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

### Tenant Obligations

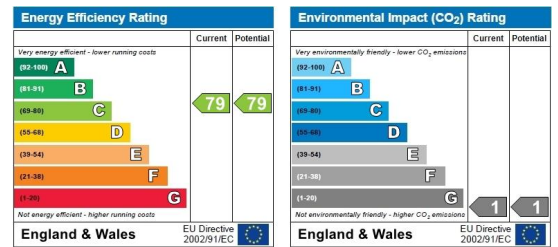
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**



**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;  
 Monday 9am - 6pm  
 Tuesday 9am - 6pm  
 Wednesday 9am - 6pm  
 Thursday 9am - 6pm  
 Friday 9am - 6pm  
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

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[www.next2buy.com](http://www.next2buy.com)

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